

# Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name:** Area 11 – Magnolia  
**Previous Physical Inspection:** 2000

**Sales - Improved Summary:**

Number of Sales: 587  
 Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$192,000	\$236,900	\$428,900	\$455,500	94.2%	12.95%
<b>2003 Value</b>	\$203,000	\$245,000	\$448,000	\$455,500	98.4%	12.67%
<b>Change</b>	+\$11,000	+\$8,100	+\$19,100		+4.2%	-0.28%
<b>% Change</b>	+5.7%	+3.4%	+4.5%		+4.5%	-2.16%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.28% and -2.16% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2002 Value</b>	\$210,400	\$241,000	\$451,400
<b>2003 Value</b>	\$221,700	\$251,300	\$473,000
<b>Percent Change</b>	+5.4%	+4.3 %	+4.8 %

Number of improved Parcels in the Population: 6048.

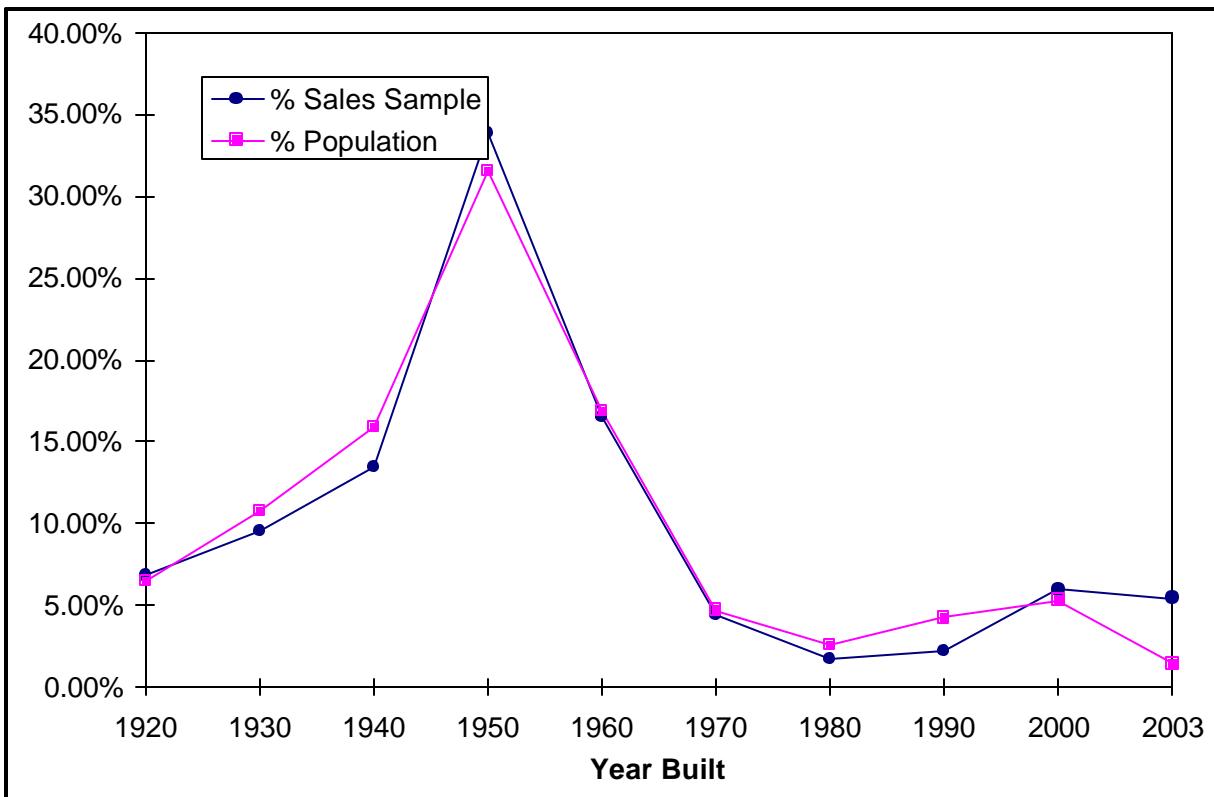
**Summary of Findings** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 10 and higher improvements built or renovated after 1980, building grade 8 homes built or renovated during 1941-1950, homes with above grade living area more than 3000 sqft. had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1920	40	6.81%
1930	56	9.54%
1940	79	13.46%
1950	199	33.90%
1960	97	16.52%
1970	26	4.43%
1980	10	1.70%
1990	13	2.21%
2000	35	5.96%
2003	32	5.45%
	587	

<b>Population</b>		
Year Built	Frequency	% Population
1920	393	6.50%
1930	654	10.81%
1940	961	15.89%
1950	1908	31.55%
1960	1023	16.91%
1970	285	4.71%
1980	157	2.60%
1990	258	4.27%
2000	322	5.32%
2003	87	1.44%
	6048	

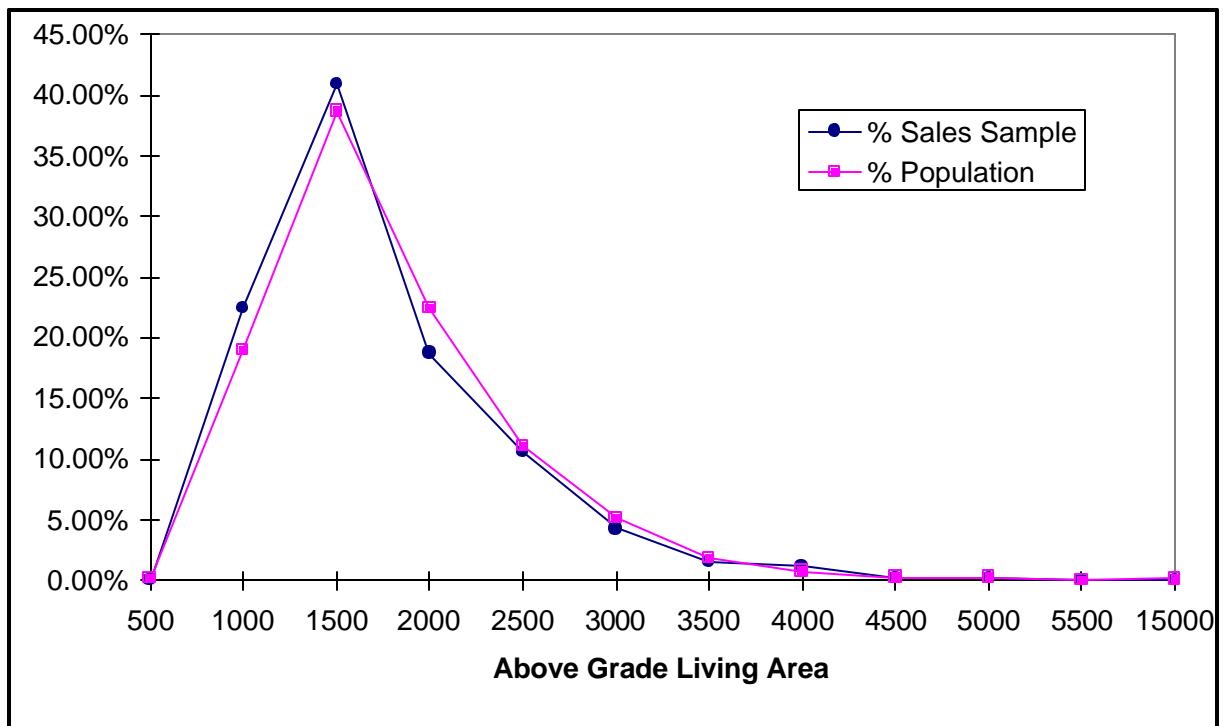


The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	132	22.49%
1500	240	40.89%
2000	110	18.74%
2500	62	10.56%
3000	25	4.26%
3500	9	1.53%
4000	7	1.19%
4500	1	0.17%
5000	1	0.17%
5500	0	0.00%
15000	0	0.00%
		587

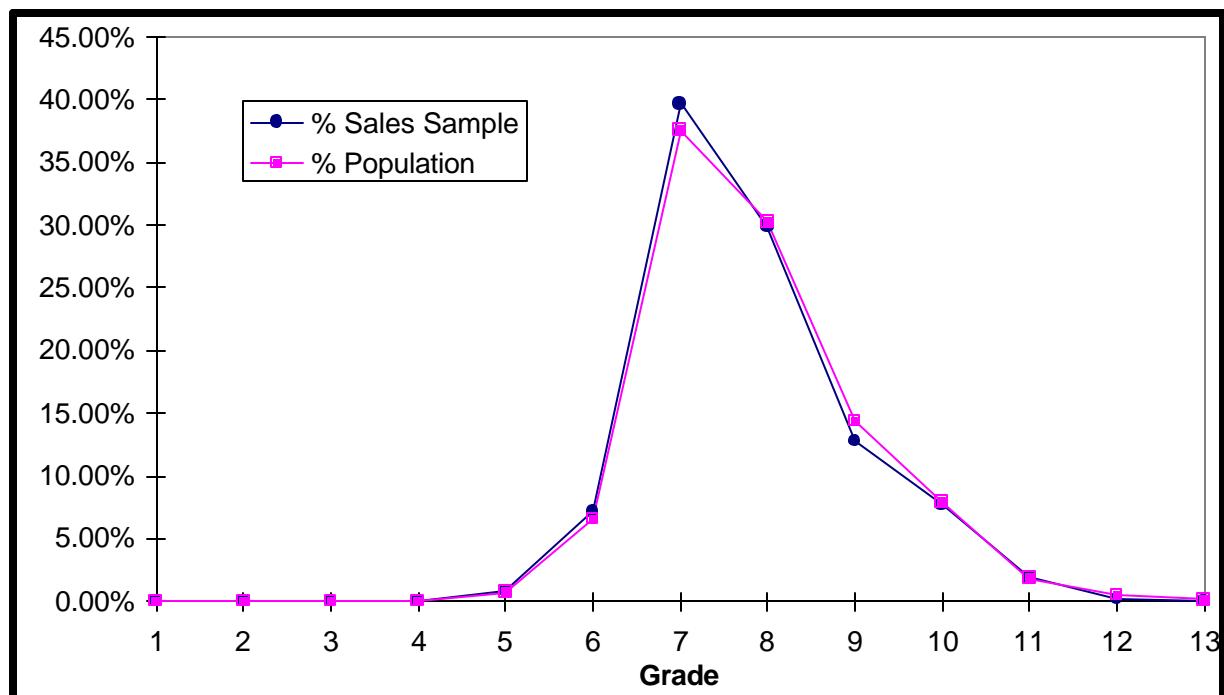
<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.20%
1000	1150	19.01%
1500	2339	38.67%
2000	1359	22.47%
2500	668	11.04%
3000	314	5.19%
3500	114	1.88%
4000	47	0.78%
4500	17	0.28%
5000	16	0.26%
5500	5	0.08%
15000	7	0.12%
		6048



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

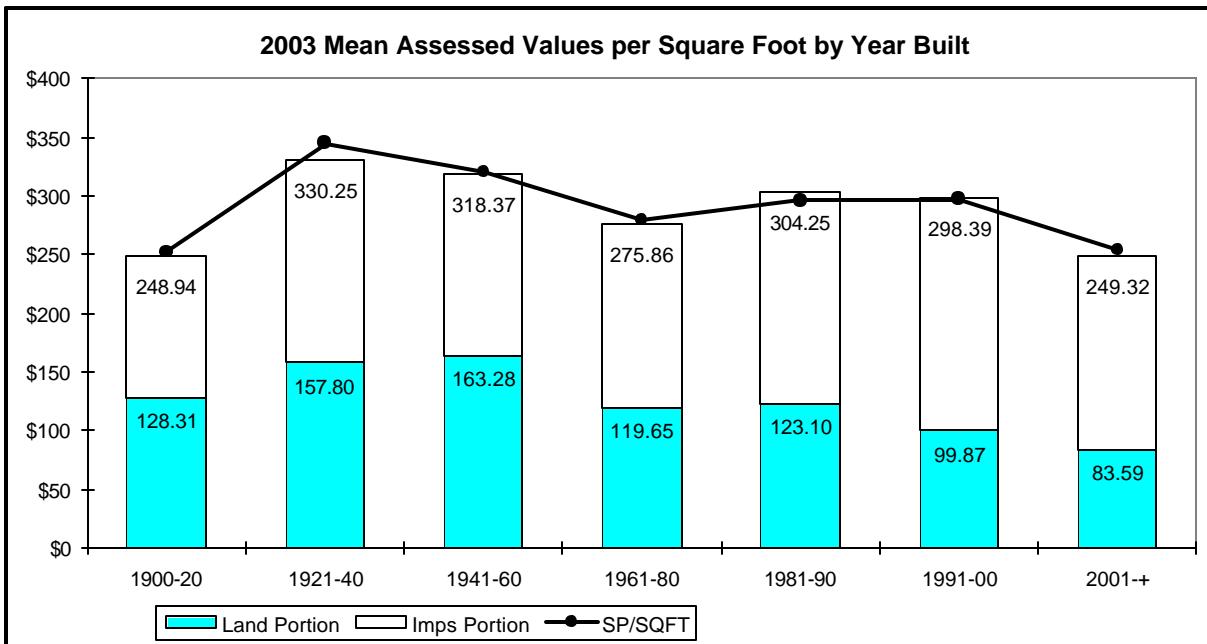
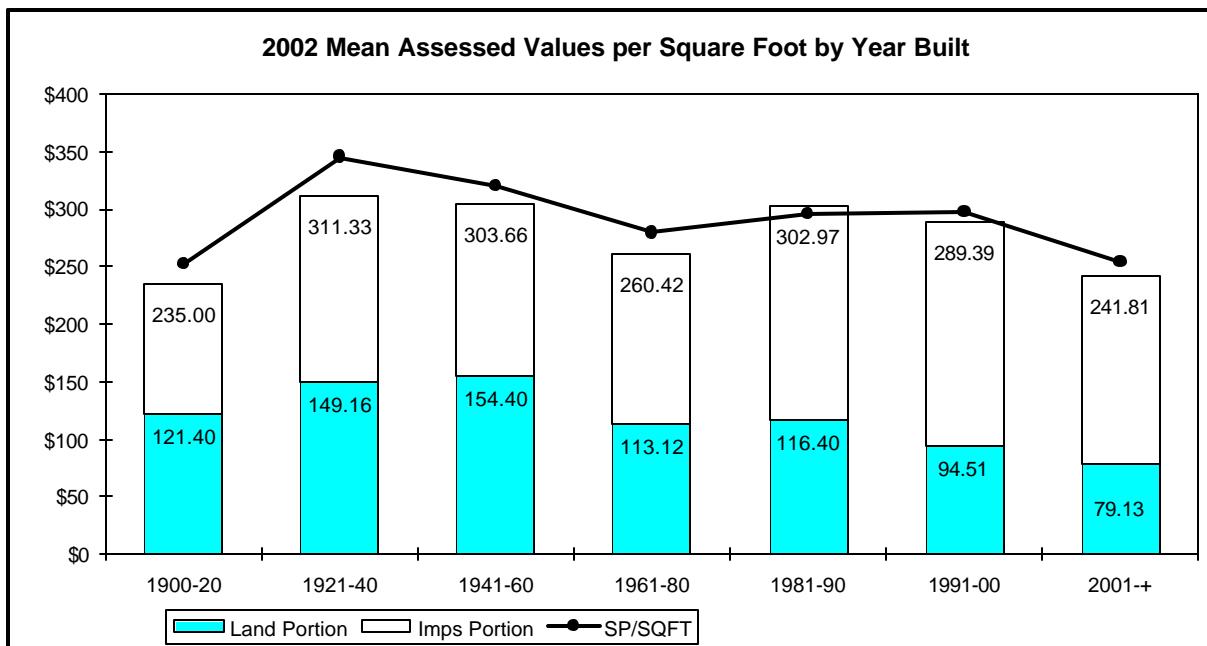
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	4	0.07%
5	5	0.85%	5	45	0.74%
6	42	7.16%	6	395	6.53%
7	233	39.69%	7	2272	37.57%
8	175	29.81%	8	1831	30.27%
9	75	12.78%	9	872	14.42%
10	45	7.67%	10	478	7.90%
11	11	1.87%	11	112	1.85%
12	1	0.17%	12	31	0.51%
13	0	0.00%	13	7	0.12%
	587			6048	



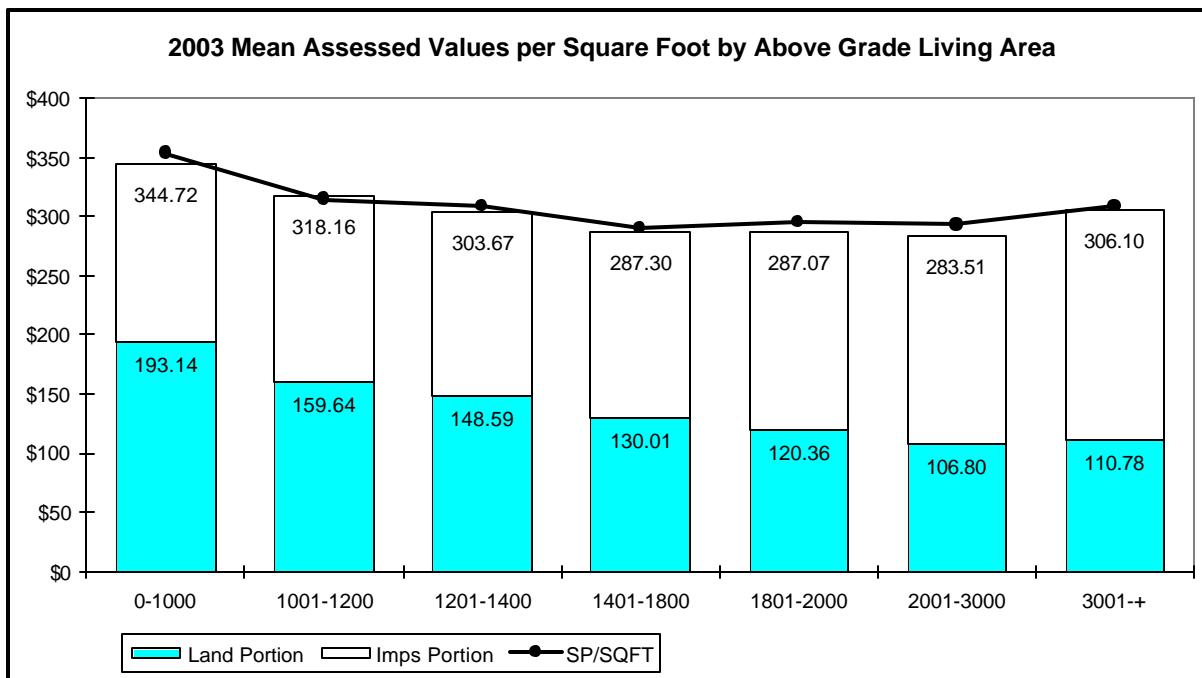
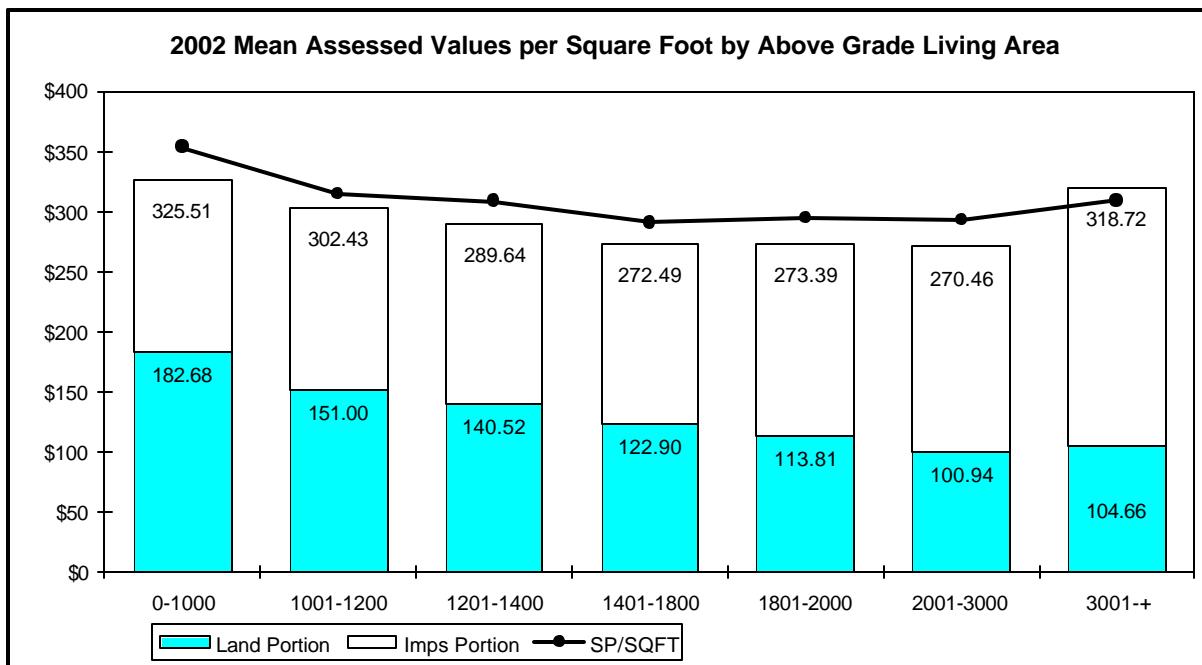
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



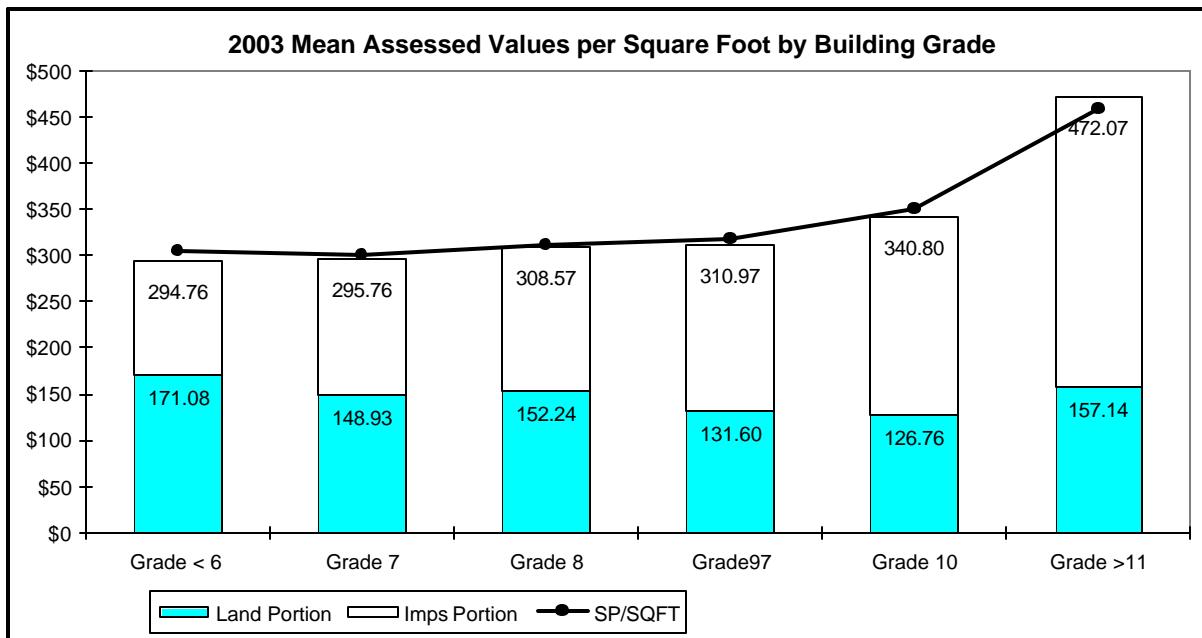
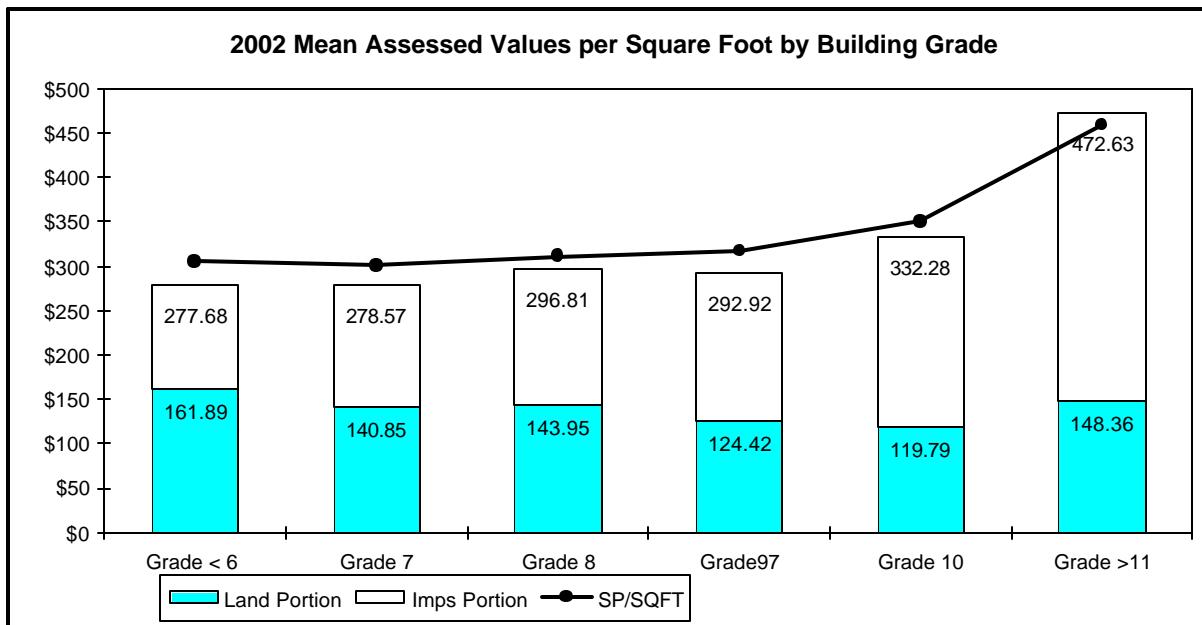
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

A scarcity of vacant land sales (1 usable land sales) in area 11 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.9402694$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.06$$

*Note: There would be no change if 2002 land value is less than or equal to \$10,000.*

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with “accessory only” improvements,* the total assessed values on all improved parcels were based on the analysis of the 587 usable residential sales in the Magnolia.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved parcel Update (Continued)***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 10 and higher improvements built or renovated after 1980, building grade 8 homes built or renovated during 1941-1950, homes with above grade living area more than 3000 sqft. had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9402694 + (0.05576092 if year built or renovation after 1980 and building grade 10 or higher) + (0.06763257 if year built or renovation 1941-1950 and building grade 8) + (0.07223904 if above grade living area more than 3000 sqft.)}

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 11.

*Other:* \*If multiple houses exist on a parcel, the formula derived from the primary building is used.

\*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only \*”, then:

“2003 Total Value = (2002 Land Value \*1.06) + (2002 Imps Value \* 1.034)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

*\*These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:  
Previous land Value \*1.0    Or   Previous Improvement Value \* 1.0.

### ***Improved parcel Update (Continued)***

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = (2002 Land Value x 1.06) + (2002 Imps Value \* 1.034)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.06) + (2002 Imps Value \* 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using 2002 total value x 1.0.

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

## Area 11 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6.4%

#### **Year Built or Renovation**

**>1980 and Building**

**Grade 10 or higher**

**Yes**

% Adjustment

-6.0%

#### **Year Built or Renovation**

**1941-1950 and Building**

**Grade 8**

**Yes**

% Adjustment

-7.1%

#### **Above Grade Living Area**

**> 3000 Sqft.**

**Yes**

% Adjustment

-7.6%

### **Comments and Examples:**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a building grade 10 or higher grade homes built or renovated after 1980 would receive 0.4% upward adjustment (6.4% Overall - 6.0% year built or renovation after 1980 and grade 10 +). 136 homes out of 6048 Magnolia area homes would get this adjustment.

Building grade 8 homes built or renovated during 1941-1950 would receive 0.7% downward adjustment (6.4% Overall - 7.1% year built or renovation during 1941-1950 and grade 8). 405 homes out of 6048 Magnolia area homes would get this adjustment.

Magnolia area homes with above grade living area greater than 3000 sqft. would receive 1.2% downward adjustment (6.4% Overall - 7.6% above grade living area > 3000 sqft.). 115 homes out of 6048 homes would get this adjustment.

There are 90 homes which are built or renovated after 1980, building grade higher than 9 and above grade living area more than 3000 sqft. Those homes would receive 7.2 % downward adjustment.

Approximately, 87.6% of the population in the area are adjusted by the overall alone. There are 6048 parcels with one improvement consisting of 1-3 living units.

## Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	5	0.932	0.990	6.2%	0.868	1.111
6	42	0.907	0.963	6.2%	0.919	1.006
7	233	0.927	0.984	6.1%	0.968	1.000
8	175	0.951	0.990	4.1%	0.972	1.007
9	75	0.919	0.975	6.1%	0.943	1.008
10	45	0.952	0.971	1.9%	0.931	1.011
11	11	1.018	1.014	-0.4%	0.916	1.112
12	1	1.166	1.091	-6.4%	N/A	N/A
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1920	40	0.920	0.971	5.4%	0.923	1.018
1921-1930	56	0.910	0.967	6.2%	0.931	1.004
1931-1940	79	0.905	0.957	5.7%	0.926	0.987
1941-1950	199	0.956	0.993	3.9%	0.976	1.009
1951-1960	97	0.932	0.988	6.0%	0.961	1.014
1961-1980	36	0.941	0.994	5.6%	0.955	1.032
1981-2000	48	1.010	1.019	1.0%	0.987	1.052
2001 - +	32	0.958	0.974	1.7%	0.939	1.008
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	4	0.849	0.901	6.2%	0.768	1.035
Average	245	0.954	0.991	3.8%	0.974	1.007
Good	255	0.936	0.983	5.0%	0.968	0.998
Very Good	83	0.927	0.970	4.7%	0.943	0.996
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	358	0.939	0.988	5.2%	0.975	1.000
1.5	62	0.916	0.968	5.7%	0.927	1.008
2	158	0.951	0.981	3.2%	0.961	1.000
2.5	1	1.057	1.122	6.1%	N/A	N/A
3	8	0.976	1.003	2.8%	0.916	1.090

## Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Year Built or Renovation 1941-1950 and Grade 8		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N		536	0.937	0.983	4.9%	0.972	0.994
Y		51	0.998	0.989	-0.9%	0.958	1.020
Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
0-800		39	0.907	0.961	5.9%	0.921	1.002
801-1000		93	0.930	0.985	5.9%	0.959	1.010
1001-1200		103	0.960	1.010	5.2%	0.987	1.034
1201-1500		137	0.944	0.991	5.0%	0.970	1.012
1501-2000		110	0.928	0.976	5.2%	0.951	1.002
2001-2500		62	0.922	0.970	5.2%	0.937	1.003
2501-3000		25	0.926	0.962	3.9%	0.905	1.020
3001 - +		18	1.034	0.993	-4.0%	0.938	1.049
Waterfront Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N		582	0.942	0.984	4.5%	0.974	0.994
Y		5	0.927	0.957	3.2%	0.874	1.040
View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N		289	0.939	0.986	5.0%	0.971	1.001
Y		298	0.943	0.982	4.1%	0.968	0.996
Year Built or Renovation > 1980 and Grade 10 +		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N		559	0.933	0.982	5.2%	0.971	0.992
Y		28	1.028	1.002	-2.4%	0.957	1.048

## Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

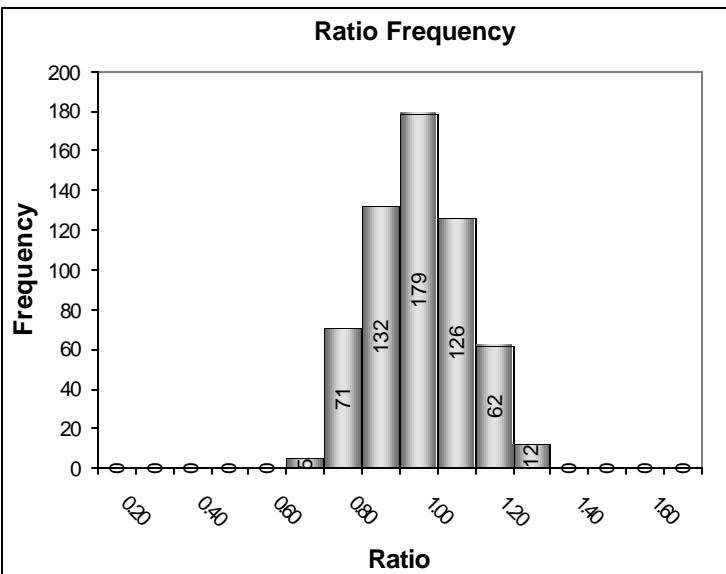
It is difficult to draw valid conclusions when the sales count is low.

Sub Area	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
1	18	0.981	1.011	3.1%	0.962	1.061
3	197	0.935	0.984	5.3%	0.968	1.001
5	155	0.951	0.987	3.8%	0.965	1.010
7	217	0.930	0.974	4.8%	0.958	0.991
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
0-3000	32	0.944	0.999	5.7%	0.954	1.043
3001-4000	49	0.939	0.989	5.3%	0.955	1.024
4001-5000	130	0.953	1.004	5.4%	0.982	1.027
5001-6000	206	0.938	0.977	4.2%	0.961	0.994
6001-7000	90	0.942	0.985	4.6%	0.958	1.012
7001-8000	39	0.893	0.942	5.5%	0.901	0.983
8001-12001	33	0.988	1.008	2.1%	0.954	1.063
12001 - +	8	0.891	0.909	1.94%	0.817	1.001

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> WC/ Team 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 5/13/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 11	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	587		
<b>Mean Assessed Value</b>	428,900		
<b>Mean Sales Price</b>	455,500		
<b>Standard Deviation AV</b>	226,778		
<b>Standard Deviation SP</b>	234,543		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.951		
<b>Median Ratio</b>	0.954		
<b>Weighted Mean Ratio</b>	0.942		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.668		
<b>Highest ratio:</b>	1.256		
<b>Coefficient of Dispersion</b>	10.51%		
<b>Standard Deviation</b>	0.123		
<b>Coefficient of Variation</b>	12.95%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.937		
<i>Upper limit</i>	0.965		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.961		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6048		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.123		
<b>Recommended minimum:</b>	24		
<b>Actual sample size:</b>	587		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	291		
# ratios above mean:	296		
<i>Z:</i>	0.206		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



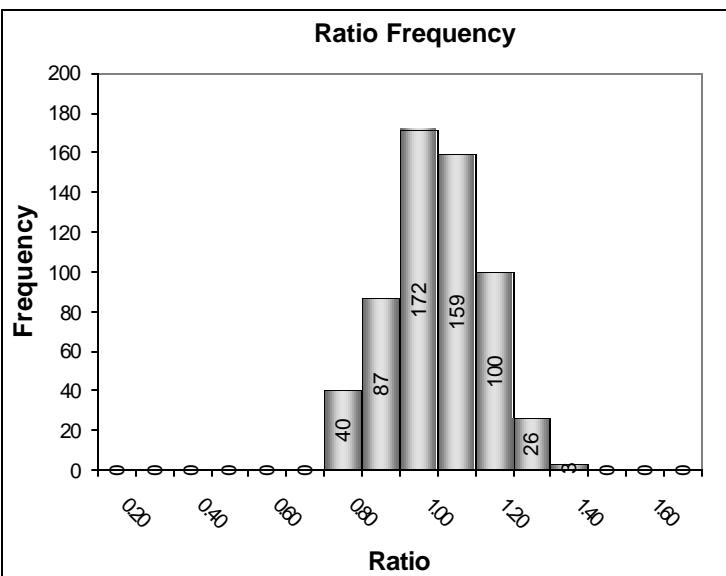
### COMMENTS:

1 to 3 Unit Residences throughout area 11.

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> WC/ Team 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/13/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 11	<b>Appr ID:</b> RPAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	587		
<b>Mean Assessed Value</b>	448,000		
<b>Mean Sales Price</b>	455,500		
<b>Standard Deviation AV</b>	225,047		
<b>Standard Deviation SP</b>	234,543		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.709		
<b>Highest ratio:</b>	1.333		
<b>Coefficient of Dispersion</b>	10.31%		
<b>Standard Deviation</b>	0.127		
<b>Coefficient of Variation</b>	12.67%		
<b>Price Related Differential (PRD)</b>	1.015		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.016		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6048		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.127		
<b>Recommended minimum:</b>	26		
<b>Actual sample size:</b>	587		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	293		
# ratios above mean:	294		
<i>Z:</i>	0.041		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 11.

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	057300	0065	01/17/02	458500	950	0	7	1948	4	4912	Y	N	5433 39TH AV W
1	057300	0040	06/25/01	650000	1130	1000	8	1958	4	5500	Y	N	5422 40TH AV W
1	102503	9112	11/15/02	650000	1140	990	8	1952	5	4360	Y	Y	3626 W COMMODORE WY
1	057300	0095	07/03/01	510000	1240	1240	8	1959	4	4869	Y	N	5446 40TH AV W
1	057300	0330	06/21/02	638000	1280	350	8	1952	3	7700	Y	N	5433 42ND AV W
1	057300	0285	10/18/01	402500	1440	0	8	1958	3	7700	Y	N	5417 42ND AV W
1	057300	0105	02/08/01	520000	1470	680	8	1956	4	4818	Y	N	5452 40TH AV W
1	102503	9139	11/19/02	599000	1750	900	8	1997	3	6030	Y	N	3760 W COMMODORE WY
1	057300	0170	12/11/02	489000	1770	0	8	1975	3	6000	Y	N	5435 40TH AV W
1	102503	9043	03/19/02	541000	1880	960	8	1973	4	7500	Y	N	3629 W COMMODORE WY
1	423790	1375	05/14/02	507000	2340	0	9	2002	3	4000	N	N	3522 W LAWTON ST
1	102503	9213	07/23/01	840000	2370	700	9	2002	3	7100	Y	Y	3708 W COMMODORE WY
1	423790	1385	10/15/01	510000	2410	540	9	2001	3	4000	N	N	3514 W LAWTON ST
1	057300	0700	06/05/02	600000	2600	0	9	1968	4	10754	Y	N	5622 42ND AV W
1	102503	9314	07/25/01	925000	3040	0	9	1997	3	5541	Y	Y	3756 W W COMMODORE WY
1	102503	9304	05/16/02	755000	1960	1170	10	1990	3	7209	N	N	3759 W COMMODORE WY
1	102503	9115	08/02/01	775000	3320	0	10	1988	3	21700	N	N	4250 W CRAMER ST
1	102503	9239	11/12/02	955000	3480	0	10	1990	3	10080	Y	N	3704 W LAWTON ST
3	277110	1251	12/21/01	164000	790	0	5	1953	3	3000	Y	N	3812 1/2 23RD AV W
3	668150	0140	06/04/01	194500	700	0	6	1950	4	2907	N	N	2822 24TH AV W
3	423540	0065	01/07/02	235000	700	0	6	1923	5	3118	N	N	3211 W FORT ST
3	423540	0230	04/17/01	180000	760	0	6	1920	3	5683	N	N	4410 BRYGGER DR W
3	277060	0840	09/09/02	344950	780	780	6	1952	4	6000	Y	N	2646 23RD AV W
3	277060	0395	08/14/01	210000	790	0	6	1944	4	5024	Y	N	3637 23RD AV W
3	277110	4230	01/17/02	201000	790	0	6	1906	3	2500	Y	N	2658 22ND AV W
3	701070	0535	05/09/01	214200	840	110	6	1910	3	3400	N	N	4344 31ST AV W
3	277060	1055	07/23/01	265000	840	0	6	1950	3	6000	Y	N	2817 22ND AV W
3	277060	1696	02/15/01	245000	850	0	6	1940	3	6000	Y	N	3432 22ND AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	277060	1823	03/06/02	230000	870	200	6	1915	4	4800	Y	N	3236 22ND AV W
3	277060	2154	05/28/02	225000	870	0	6	1962	3	3425	Y	N	2854 22ND AV W
3	277060	0300	01/29/01	245000	910	0	6	1910	3	7000	Y	N	3644 24TH AV W
3	277060	1650	04/10/01	250000	920	0	6	1944	3	2992	N	N	3637 22ND AV W
3	277060	5944	09/12/01	208000	950	0	6	1945	3	5170	N	N	4417 10TH PL W
3	036900	0650	10/03/02	239000	1020	220	6	1950	2	4715	Y	N	4034 26TH AV W
3	277110	1250	10/12/01	199950	1040	0	6	1929	3	2000	N	N	3812 23RD AV W
3	701070	0905	08/14/02	249922	1090	0	6	1908	3	5500	N	N	4415 29TH AV W
3	693360	0340	07/13/01	285000	1230	0	6	1909	3	6720	Y	N	3249 25TH AV W
3	701070	0300	06/26/01	339950	1260	0	6	1949	5	6699	N	N	4206 30TH AV W
3	423790	1514	08/02/01	360000	1290	0	6	1920	3	4000	Y	N	4522 36TH AV W
3	277060	1845	08/27/02	359000	1650	0	6	1904	5	4800	Y	N	3224 22ND AV W
3	277060	1466	09/12/01	205900	580	650	7	1997	3	1637	Y	N	3428 23RD AV W
3	277060	1467	08/12/02	225000	580	650	7	1997	3	1563	Y	N	3430 23RD AV W
3	277060	1170	06/13/01	355000	710	350	7	1950	5	6000	Y	N	3012 23RD AV W
3	277060	1150	07/19/02	295000	710	0	7	1943	4	6000	Y	N	3032 23RD AV W
3	277060	1415	07/24/01	245000	780	0	7	1944	4	6000	Y	N	3247 22ND AV W
3	277060	1800	06/25/02	258000	780	0	7	1944	3	6000	Y	N	3256 22ND AV W
3	277060	1405	09/06/02	295000	780	780	7	1944	4	6000	Y	N	3237 22ND AV W
3	277060	1935	10/03/02	243500	780	500	7	1944	3	2957	Y	N	3251 21ST AV W
3	668150	0175	10/22/02	305000	780	100	7	1949	4	4000	Y	N	2805 PATTEN PL W
3	277160	3645	05/07/02	299000	820	190	7	1918	4	4000	Y	N	2422 W CROCKETT ST
3	277060	2265	06/07/01	204000	830	0	7	1908	3	4200	N	N	2849 21ST AV W
3	232630	0090	07/23/01	311000	830	400	7	1947	4	4725	Y	N	2819 W ELMORE PL
3	701070	0006	09/01/01	253500	830	0	7	1947	5	4000	Y	N	2806 W ELMORE ST
3	701070	0185	12/10/01	279000	830	250	7	1947	3	6000	Y	N	2821 W JAMESON ST
3	701070	1025	04/15/02	305000	850	100	7	1953	3	4000	Y	N	4433 28TH PL W
3	277060	1030	05/15/02	327000	890	170	7	1948	4	6000	Y	N	2800 23RD AV W
3	701070	1435	03/26/02	285000	900	200	7	1954	4	6577	Y	N	4312 30TH AV W

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**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	423790	1536	06/24/02	296000	900	0	7	1952	3	4714	N	N	4533 35TH AV W
3	277060	1680	08/29/02	332000	900	880	7	1952	4	5600	Y	N	3450 22ND AV W
3	277060	1760	02/13/01	219000	920	0	7	1944	5	3339	Y	N	3423 21ST AV W
3	277160	3790	11/27/01	320000	920	0	7	1926	3	4000	Y	N	2628 W CROCKETT ST
3	701070	0560	05/03/01	298000	930	150	7	1954	3	4060	N	N	4324 31ST AV W
3	423790	0675	09/11/02	259950	950	0	7	1946	3	5500	N	N	4517 32ND AV W
3	026900	0730	03/14/02	320000	960	0	7	1942	3	5760	Y	N	2574 27TH AV W
3	701070	0150	11/06/02	339000	960	600	7	1959	4	5100	Y	N	4233 28TH PL W
3	277110	1180	03/25/02	250000	980	810	7	1944	4	5525	N	N	2204 W EMERSON ST
3	277060	0574	06/18/01	250000	990	0	7	1951	4	5000	Y	N	2323 W BERTONA ST
3	701070	1305	08/22/01	280000	990	500	7	1950	4	3325	Y	N	2816 W JAMESON ST
3	036900	0955	04/19/01	292000	1010	0	7	1993	3	6000	Y	N	3817 24TH AV W
3	277060	0735	02/09/01	247000	1020	640	7	1951	3	6350	N	N	3020 24TH AV W
3	277060	0710	05/07/02	270500	1040	0	7	1942	3	7000	Y	N	3046 24TH AV W
3	277060	0445	11/19/01	249990	1050	1050	7	1954	3	7000	N	N	3446 24TH AV W
3	277060	0232	06/20/02	265000	1050	260	7	1995	3	1682	Y	N	3843 A 23RD AV W
3	277060	1645	03/22/01	249950	1070	0	7	1944	5	2807	N	N	3633 22ND AV W
3	119200	0690	05/31/01	351500	1070	150	7	1942	3	6250	N	N	3024 28TH AV W
3	119300	0315	08/19/02	353950	1080	300	7	1927	4	6339	Y	N	3200 WHALLEY PL W
3	277160	3190	12/09/02	353500	1090	290	7	1958	3	4000	Y	N	2619 W LYNN ST
3	503630	0240	07/13/01	405000	1100	1070	7	1951	4	6000	Y	N	3712 28TH AV W
3	036900	0380	06/04/01	287000	1110	790	7	1928	4	5500	Y	N	4041 27TH AV W
3	277160	4740	05/24/02	318000	1110	400	7	1940	4	5100	N	N	2645 W PLYMOUTH ST
3	036900	0960	12/06/02	240000	1110	420	7	1961	3	6000	Y	N	3821 24TH AV W
3	701070	0280	06/21/01	335000	1130	570	7	1983	3	4000	N	N	2919 W MANSELL ST
3	277060	0130	04/16/02	287000	1140	0	7	1912	4	7000	Y	N	3858 24TH AV W
3	691770	0355	03/01/02	251000	1160	0	7	1947	3	5882	Y	N	4057 29TH AV W
3	232130	0060	03/11/02	425000	1170	900	7	1925	5	5000	Y	N	2926 W LYNN ST
3	277160	3930	07/01/02	421000	1170	0	7	1964	4	4000	N	N	2636 W NEWTON ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	701070	1100	05/30/02	364500	1180	0	7	1954	3	6000	N	N	4426 29TH AV W
3	701070	1300	08/23/01	300000	1190	0	7	1974	3	3600	Y	N	4400 28TH PL W
3	277060	0892	07/10/02	315000	1190	440	7	2002	3	1492	Y	N	2214 W RAYE ST
3	277060	0894	08/20/02	314000	1190	440	7	2002	3	1497	Y	N	2218 W RAYE ST
3	026900	0070	04/10/01	387000	1200	900	7	1956	3	7680	Y	N	2926 25TH AV W
3	232130	0066	06/20/01	425000	1200	130	7	1937	4	5000	Y	N	2310 29TH AV W
3	277160	4700	09/18/01	329000	1200	0	7	1923	4	4000	N	N	2643 W NEWTON ST
3	036900	0950	05/10/01	300000	1210	0	7	1946	3	6000	Y	N	3813 24TH AV W
3	503630	0215	05/16/01	368000	1210	0	7	1947	4	6000	Y	N	3618 28TH AV W
3	693360	0275	08/14/01	292500	1220	240	7	1962	3	5040	Y	N	3211 25TH AV W
3	277160	4685	03/28/01	342500	1230	350	7	1937	4	4000	N	N	2631 W NEWTON ST
3	701070	0111	10/08/02	335000	1230	190	7	1947	5	5160	Y	N	2816 W ELMORE ST
3	691770	0480	02/08/01	282000	1240	440	7	1941	3	8640	Y	N	4014 29TH AV W
3	232630	0120	05/20/02	349900	1260	500	7	1947	3	8625	Y	N	2805 W VIEW PL
3	277060	1713	03/25/02	309950	1270	340	7	2002	3	1426	N	N	3420 B 22ND AV W
3	277060	1710	10/02/01	299950	1290	340	7	2002	3	1647	Y	N	3422 A 22ND AV W
3	277060	1712	12/10/01	309950	1290	340	7	2002	3	1579	N	N	3422 A 22ND AV W
3	119200	0724	06/28/01	431000	1300	240	7	1946	3	5600	N	N	3004 28TH AV W
3	423790	0680	04/29/02	379200	1310	0	7	1945	3	6050	N	N	4521 32ND AV W
3	423790	1095	12/11/02	306000	1310	0	7	1913	4	4800	N	N	4508 35TH AV W
3	277160	3751	12/17/02	375000	1320	290	7	1946	4	4592	N	N	2102 28TH AV W
3	026900	1125	05/22/01	375000	1330	490	7	1938	4	5120	Y	N	2513 25TH AV W
3	277060	0475	08/21/02	385000	1330	1330	7	1960	3	7000	Y	N	3416 24TH AV W
3	026900	0855	07/24/01	377500	1340	0	7	1927	3	5632	N	N	2563 27TH AV W
3	036900	0370	10/23/01	299950	1360	800	7	1955	3	5500	Y	N	4033 27TH AV W
3	277060	2160	06/03/02	228000	1360	0	7	1942	3	6000	Y	N	2850 22ND AV W
3	277060	6805	07/19/02	340000	1370	420	7	1967	3	4400	Y	N	4246 WILLIAMS AV W
3	277060	6945	02/01/02	335000	1380	330	7	1997	3	2625	Y	N	4212 27TH AV W
3	423790	1474	05/31/01	375000	1390	0	7	1946	4	4084	N	N	4555 35TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	277160	3730	12/02/02	375000	1400	0	7	1920	5	4000	Y	N	2435 W BOSTON ST
3	277060	0430	11/16/01	387000	1410	960	7	1965	3	5000	N	N	3456 24TH AV W
3	277160	3380	09/28/01	580000	1460	890	7	1942	5	8000	Y	N	2451 W LYNN ST
3	142503	9011	02/12/02	400000	1480	0	7	1924	4	7504	Y	N	3409 27TH AV W
3	277160	2945	12/17/02	355000	1480	0	7	1926	4	4000	Y	N	2442 W LYNN ST
3	693360	0170	05/04/01	475000	1490	300	7	1914	4	6720	Y	N	3248 26TH AV W
3	036900	0045	06/17/02	332500	1490	0	7	1947	5	5500	Y	N	4037 WILLIAMS AV W
3	693360	0265	08/15/02	305000	1500	1630	7	1947	4	5760	Y	N	3205 25TH AV W
3	277060	0160	04/26/02	232000	1550	1060	7	1902	4	7000	Y	N	3826 24TH AV W
3	277060	1644	04/09/01	279950	1560	640	7	2002	3	1596	N	N	3633 C 22ND Ave W
3	693360	0360	11/19/02	364950	1560	0	7	1916	4	5760	Y	N	2415 W BERTONA ST
3	026900	0940	07/29/02	409000	1600	250	7	1940	5	7780	N	N	2710 W SMITH ST
3	701070	1475	05/20/02	527000	1610	0	7	1945	5	4140	Y	N	4303 29TH AV W
3	277060	1850	10/17/02	347000	1630	0	7	1959	3	6000	Y	N	3220 22ND AV W
3	701070	0960	09/19/01	355000	1660	0	7	1924	5	4400	N	N	4418 30TH AV W
3	036900	0695	08/02/02	314000	1750	0	7	1911	5	6325	Y	N	4005 BURTON PL W
3	026900	0865	06/07/02	425000	1780	0	7	1928	3	5120	N	N	2567 27TH AV W
3	277060	1300	06/11/02	373750	1810	530	7	1909	4	6000	Y	N	3246 23RD AV W
3	423790	1120	06/21/01	325000	1820	410	7	1907	5	4800	N	N	4526 35TH AV W
3	277060	2380	06/20/02	325000	1860	0	7	1926	3	4000	Y	N	3002 21ST AV W
3	277160	3135	02/23/01	431000	1920	0	7	1941	5	4000	Y	N	2626 W BOSTON ST
3	423790	0100	03/16/01	360000	1930	400	7	1906	4	5434	N	N	4512 32ND AV W
3	119200	0110	12/07/01	375000	2000	240	7	1926	4	5312	Y	N	3029 26TH AV W
3	026900	0890	11/06/02	410000	2040	220	7	1945	3	5120	Y	N	2703 W RAYE ST
3	277060	2090	09/04/02	500000	2050	930	7	1962	3	6000	Y	N	3001 21ST AV W
3	277060	2095	09/04/02	500000	2050	1670	7	1963	3	6000	Y	N	3007 21ST AV W
3	119200	0175	03/21/01	560000	2070	0	7	1926	4	6250	Y	N	3003 26TH AV W
3	277060	1450	11/11/02	320000	2310	0	7	1990	3	6000	Y	N	3442 23RD AV W
3	423790	1200	03/08/01	460000	2350	0	7	1910	5	3417	N	N	4558 35TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	701070	1105	12/16/02	500000	2390	0	7	1905	5	6000	N	N	4418 29TH AV W
3	277060	0550	07/25/02	439950	3930	0	7	1967	4	7000	Y	N	3447 23RD AV W
3	232130	0350	06/14/02	375000	820	0	8	1931	4	4038	Y	N	2019 28TH AV W
3	277160	0440	10/10/01	375000	960	960	8	1952	3	5000	Y	N	2301 W RAYE ST
3	277060	0226	10/17/01	250000	1120	380	8	1996	3	1958	Y	N	3837 B 23RD AV W
3	277160	3370	10/12/01	445000	1130	450	8	1951	4	4000	Y	N	2441 W LYNN ST
3	277160	4620	03/07/02	429950	1130	350	8	1937	5	4000	Y	N	2622 W PLYMOUTH ST
3	277060	0860	06/25/02	362000	1170	520	8	1994	3	2250	N	N	2622 23RD AV W
3	277060	1937	08/19/02	276500	1180	300	8	2002	3	1518	Y	N	3253 B 21ST AV W
3	277060	1936	09/09/02	274000	1180	300	8	2002	3	1518	Y	N	3253 A 21ST AV W
3	277160	0595	10/11/02	500000	1190	600	8	1953	3	5000	Y	N	2219 W HALLADAY ST
3	277060	0862	04/30/01	335000	1220	540	8	1994	3	2250	Y	N	2626 23RD AV W
3	277160	3205	09/17/01	432500	1240	700	8	1973	3	4000	Y	N	2631 W LYNN ST
3	026900	0570	11/21/02	375000	1240	880	8	1955	4	5120	N	N	2621 24TH AV W
3	232130	0417	05/01/02	334000	1250	0	8	1924	3	3850	N	N	2002 CONDON WY W
3	277160	3820	12/16/01	532500	1260	200	8	1946	4	4000	Y	N	2602 W CROCKETT ST
3	277160	3990	08/21/01	425000	1280	200	8	1950	4	4000	N	N	2611 W CROCKETT ST
3	026900	1170	02/22/01	397000	1290	400	8	1953	4	5760	Y	N	2406 25TH AV W
3	026900	1100	09/05/02	462500	1300	720	8	1956	3	7680	Y	N	2512 26TH AV W
3	277160	3955	03/04/02	450000	1330	110	8	1912	5	5000	Y	N	2614 W NEWTON ST
3	026900	1145	11/19/01	465000	1350	980	8	1957	3	7080	Y	N	2419 W HALLADAY ST
3	026900	1224	10/18/02	360000	1350	570	8	1953	3	7040	Y	N	2404 26TH AV W
3	026900	0415	10/02/01	370000	1360	450	8	1955	3	6400	Y	N	2618 27TH AV W
3	277060	1763	01/12/01	274950	1390	400	8	2000	3	1288	Y	N	3425 A 21ST AV W
3	277160	3840	08/16/01	410000	1390	0	8	1931	4	5000	Y	N	2613 W BOSTON ST
3	026900	0195	08/08/02	475000	1400	500	8	1953	3	7680	Y	N	2818 26TH AV W
3	119300	0080	09/10/02	415000	1430	710	8	1958	4	6250	N	N	3209 27TH AV W
3	026900	0435	06/13/01	413000	1460	540	8	1955	3	5220	Y	N	2606 W RAYE ST
3	026900	1086	04/30/02	470000	1530	900	8	1958	3	5610	Y	N	2515 W HALLADAY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	277160	3231	10/29/02	437000	1540	400	8	1947	4	5107	Y	N	2653 W LYNN ST
3	026900	0180	04/09/02	457000	1550	810	8	1977	3	5792	Y	N	2835 24TH AV W
3	277060	0207	08/17/01	364000	1590	630	8	1999	3	2900	Y	N	3813 B 23RD AV W
3	026900	0390	05/24/01	405000	1640	510	8	1955	4	5040	N	N	2709 W FULTON ST
3	277060	1639	06/06/02	280000	1670	0	8	2000	3	1159	N	N	3621 22ND AV W
3	232130	0410	10/15/01	425000	1730	150	8	1924	5	5000	Y	N	2015 29TH AV W
3	119300	0705	10/24/01	485000	1740	0	8	1940	4	6000	Y	N	2607 27TH AV W
3	277160	0525	09/27/02	490000	1760	320	8	1955	3	8500	Y	N	2326 W SMITH ST
3	277110	4235	03/06/02	379000	1810	380	8	2001	3	2500	Y	N	2652 22ND AV W
3	277160	0460	08/02/01	599000	1840	1300	8	1960	4	5000	Y	N	2309 W RAYE ST
3	026900	1265	03/20/01	557500	1860	1000	8	1963	3	7680	Y	N	2505 W SMITH ST
3	119300	0070	10/07/02	569000	1890	330	8	1927	4	4125	N	N	3200 28TH AV W
3	277160	3171	07/20/01	594000	1950	300	8	1940	5	5500	Y	N	2605 W LYNN ST
3	026900	0036	06/27/02	500000	1950	1430	8	1960	3	6400	Y	N	2905 25TH AV W
3	232130	0015	11/04/02	409000	1980	0	8	1927	4	5000	Y	N	2917 W MCGRAW ST
3	924190	0290	08/29/02	385000	2000	800	8	1962	3	6336	Y	N	2945 25TH AV W
3	119300	0190	05/22/01	495000	2020	0	8	1941	5	6250	N	N	3237 WHALLEY PL W
3	924190	0030	03/22/02	521000	2160	0	8	2000	3	5346	N	N	3019 24TH AV W
3	277160	0515	07/16/01	595000	2230	290	8	1952	5	5200	Y	N	2502 24TH AV W
3	119200	0495	06/25/02	410000	2230	0	8	1947	4	6250	N	N	3045 27TH AV W
3	119300	0230	05/22/01	455000	2240	220	8	1927	4	4419	Y	N	3201 WHALLEY PL W
3	119300	0010	09/28/01	570000	2260	0	8	1988	3	6250	N	N	3246 28TH AV W
3	277160	0415	08/01/01	498000	2720	720	8	1965	3	5000	Y	N	2215 W RAYE ST
3	277060	1515	09/26/01	475000	3750	0	8	1969	3	6000	N	N	3421 22ND AV W
3	277060	1510	05/30/02	500000	3750	0	8	1969	4	6000	N	N	3417 22ND AV W
3	202120	0175	09/25/01	463500	1350	220	9	1937	4	5846	Y	N	1820 CONDON WY W
3	277160	3030	05/24/01	499000	1720	420	9	1955	4	5107	Y	N	2654 W LYNN ST
3	232130	0515	07/01/02	549950	1840	0	9	1935	4	4099	Y	N	2807 W NEWTON ST
3	423540	0288	05/21/01	365000	1910	0	9	1995	3	4949	N	N	4401 BRYGGER DR W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	277060	5925	07/24/01	344500	2050	0	9	1979	3	5106	Y	N	4428 28TH AV W
3	423540	0287	04/23/02	415000	2200	0	9	1994	3	7663	N	N	4415 BRYGGER DR W
3	423540	0281	03/27/02	349000	2280	0	9	1992	3	4405	N	N	4435 BRYGGER DR W
3	026900	0840	02/25/02	325000	2340	870	9	2003	3	4260	Y	N	2553 27TH AV W
3	277060	6620	04/02/02	565000	2350	400	9	2001	3	4400	Y	N	4429 WILLIAMS AV W
3	277060	6618	03/29/02	575000	2350	400	9	2001	3	3300	Y	N	4231 WILLIAMS AV W
3	423790	1515	04/04/02	572600	2740	970	9	2001	3	4000	Y	N	4526 36TH AV W
3	232130	0518	04/18/02	718000	2120	600	10	2002	3	4103	N	N	2801 W NEWTON ST
3	142503	9042	04/07/02	745000	2180	690	10	2002	3	5000	Y	N	3418 28TH AV W
3	142503	9012	03/13/02	650000	2510	0	10	2002	3	5530	Y	N	3416 28TH AV W
3	232130	0160	04/15/02	860000	2610	1150	10	1999	3	5000	Y	N	2208 29TH AV W
3	503630	0431	08/16/01	716000	3520	0	10	2001	3	6353	Y	N	3404 27TH AV W
3	503630	0433	01/02/02	730000	3520	0	10	2001	3	5115	Y	N	3408 27TH AV W
5	136430	0283	10/10/02	435000	525	0	5	1930	2	10219	Y	N	3253 PERKINS LN W
5	137080	4485	10/22/02	316000	810	0	7	1944	3	4233	N	N	2127 33RD AV W
5	503930	0300	12/13/02	274000	840	240	7	1944	4	5896	N	N	1903 CLISE PL W
5	395690	0210	01/02/02	680000	960	360	7	1926	5	11550	Y	Y	2637 PERKINS LN W
5	137080	4480	11/15/01	310000	970	0	7	1944	3	4233	N	N	2121 33RD AV W
5	137080	4465	05/09/02	298000	970	280	7	1944	3	4424	N	N	2115 33RD AV W
5	137080	3620	09/11/02	430000	970	420	7	1942	3	4852	Y	N	2120 MONTVALE PL W
5	354790	0020	06/11/01	280000	1000	240	7	1951	4	5000	N	N	2721 W HOWE ST
5	137680	0215	07/09/01	360000	1020	860	7	1939	3	8868	Y	N	2602 37TH AV W
5	232503	9064	10/19/01	420000	1150	450	7	1941	4	6120	N	N	2135 CONDON WY W
5	354790	0305	09/26/02	350000	1180	300	7	1937	4	7500	N	N	2715 W BLAINE ST
5	503530	0629	10/16/02	519000	1350	820	7	1948	4	6172	N	N	3525 43RD AV W
5	222503	9084	08/09/02	320000	1550	0	7	1943	3	6050	N	N	2833 36TH AV W
5	202120	0145	03/01/01	425000	2040	190	7	1926	4	5000	Y	N	2902 W BLAINE ST
5	327130	0695	06/19/02	510000	830	250	8	1938	5	5800	Y	N	3245 42ND AV W
5	137080	4280	10/28/02	504950	1010	220	8	1940	3	6022	N	N	1922 34TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	503730	0140	09/24/02	375000	1030	240	8	1945	3	6954	N	N	1556 THORNDYKE AV W
5	503530	0885	04/09/02	410000	1040	290	8	1950	4	3750	N	N	4703 W EMERSON ST
5	503430	0060	07/20/01	367000	1060	400	8	1952	4	3623	Y	N	2800 BISHOP PL W
5	232130	0456	10/02/02	450100	1070	280	8	1929	5	3520	N	N	1919 CONDON WY W
5	202120	0771	11/09/01	399800	1100	910	8	1950	4	3082	Y	N	3021 W GARFIELD ST
5	503430	0056	12/07/01	337500	1120	900	8	1952	3	4112	N	N	3615 W FULTON ST
5	202120	0380	11/20/01	339500	1150	320	8	1956	3	5000	Y	N	3016 W HAYES ST
5	137080	2725	02/08/01	354000	1180	600	8	1939	3	5000	N	N	2109 MONTVALE CT W
5	323860	0020	10/10/01	582500	1180	1030	8	2001	3	5007	Y	N	3715 W BARRETT ST
5	137680	0065	03/15/02	454500	1180	1180	8	1965	3	4378	Y	N	2638 38TH AV W
5	202120	0772	07/30/02	404000	1180	540	8	1950	4	4100	Y	N	1460 MAGNOLIA BL W
5	202120	0565	03/20/01	590000	1220	450	8	1937	3	7500	Y	N	2911 W HAYES ST
5	222503	9106	07/27/01	465000	1220	230	8	1950	3	5040	Y	N	2849 39TH AV W
5	137080	2915	05/03/02	440000	1220	290	8	1942	4	6940	Y	N	2107 35TH AV W
5	222503	9101	02/07/01	490000	1230	720	8	1949	5	4950	Y	N	2861 39TH AV W
5	503930	0180	12/12/01	355000	1240	180	8	1948	4	5640	N	N	1920 CLISE PL W
5	106800	0575	06/06/02	470000	1280	500	8	1950	4	6960	Y	N	2545 37TH AV W
5	327130	0165	04/24/01	385000	1290	480	8	1952	3	5800	N	N	3237 44TH AV W
5	020750	0012	04/03/02	377900	1300	660	8	1960	4	5390	N	N	2121 31ST AV W
5	137080	3010	01/26/01	550000	1310	550	8	1941	4	5500	N	N	1921 EDGEMONT PL W
5	137680	0080	08/06/02	535000	1310	660	8	1951	3	5067	Y	N	2620 38TH AV W
5	137080	3500	05/22/02	575000	1320	1000	8	1940	3	5242	Y	N	1918 35TH AV W
5	137080	4400	10/08/01	295000	1330	480	8	1947	3	5688	N	N	2114 WOLFE PL W
5	503730	0060	07/23/01	360000	1350	280	8	1938	4	5750	N	N	1512 28TH AV W
5	327130	0205	12/04/01	439000	1360	1360	8	1952	4	5394	N	N	3215 44TH AV W
5	136430	0282	05/29/02	440000	1360	1160	8	1950	3	9083	Y	N	3247 PERKINS LN W
5	395690	0095	08/07/02	637500	1370	760	8	1937	4	5610	Y	N	2615 MAGNOLIA LN W
5	327180	0985	08/27/01	500000	1390	500	8	1941	5	5800	N	N	3016 42ND AV W
5	503930	0110	03/18/02	420000	1390	380	8	1953	4	4826	N	N	1958 31ST AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	137080	2840	04/20/01	710000	1460	1280	8	1940	5	6180	Y	N	1915 35TH AV W
5	137080	2730	03/21/01	354000	1480	280	8	1939	3	5000	N	N	2115 MONTVALE CT W
5	232503	9049	06/06/01	370000	1480	250	8	1955	4	6160	N	N	3110 W CROCKETT ST
5	327180	0930	09/11/02	570000	1490	1490	8	1941	5	6103	Y	N	4208 W BARRETT ST
5	202120	0755	10/09/02	525000	1600	800	8	1963	4	5000	Y	N	2916 W EATON ST
5	395690	0105	09/25/02	1050000	1620	790	8	1937	3	6630	Y	N	2621 MAGNOLIA LN W
5	395690	0135	01/02/01	620000	1690	700	8	1941	5	16050	Y	N	2620 PERKINS LN W
5	136430	0357	09/17/01	585000	1690	900	8	1950	5	15053	Y	Y	3003 PERKINS LN W
5	503530	0640	02/15/02	420000	1710	320	8	1938	3	6913	N	N	3517 43RD AV W
5	137080	0405	09/25/02	525000	1760	0	8	1930	5	4810	Y	N	2317 EASTMONT WY W
5	137080	2800	08/20/01	450000	1810	400	8	1946	4	5000	N	N	2256 VIEWMONT WY W
5	503730	0050	06/21/01	395000	1820	0	8	1926	2	5750	Y	N	1522 28TH AV W
5	202120	1011	07/18/02	472000	1820	1110	8	1933	3	4950	Y	N	1408 MAGNOLIA BL W
5	327180	0055	05/16/01	485000	1880	0	8	1938	4	4756	N	N	3030 VIEWMONT WY W
5	503730	0135	12/04/02	550000	1930	710	8	1924	5	6987	N	N	1557 THORNDYKE AV W
5	503980	0100	03/12/02	489950	2000	0	8	1972	3	7787	N	N	1525 MAGNOLIA BL W
5	327130	0570	10/10/02	562500	2110	1000	8	1946	5	5510	Y	N	3208 43RD AV W
5	395690	0035	03/27/01	775000	2140	400	8	1938	3	6634	Y	N	2610 MAGNOLIA LN W
5	327130	0780	05/24/02	600000	2280	600	8	1925	5	4350	Y	N	3205 42ND AV W
5	202120	0260	09/09/02	395950	2520	700	8	2003	3	5000	Y	N	2810 W HAYES ST
5	137080	2950	04/11/02	570000	1220	420	9	1948	3	6000	Y	N	1914 EDGEMONT PL W
5	327130	0725	03/27/02	520000	1250	1190	9	1995	3	5800	N	N	3233 42ND AV W
5	137080	3430	09/19/01	575000	1320	300	9	1951	4	6032	Y	N	3507 W HOWE ST
5	137080	2530	08/27/01	398000	1360	0	9	1986	3	2626	Y	N	2411 36TH AV W
5	137080	2375	04/20/01	431500	1390	0	9	1934	4	3104	Y	N	2449 36TH AV W
5	202120	0620	11/21/01	400000	1390	350	9	1956	4	5000	Y	N	2811 W HAYES ST
5	106800	0505	12/06/01	440000	1390	530	9	1939	3	6223	Y	N	2584 39TH AV W
5	503430	0065	02/15/02	430000	1400	380	9	1953	4	6554	Y	N	2688 BISHOP PL W
5	137080	2080	05/21/02	575000	1420	600	9	1941	4	4106	Y	N	2504 CRESTMONT PL W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	137080	2494	07/10/01	500000	1430	400	9	1950	3	4916	Y	N	2408 EYRES PL W
5	137080	2335	12/05/01	525000	1460	570	9	1955	3	5629	Y	N	2520 MONTAVISTA PL W
5	503430	0071	01/22/02	405000	1480	240	9	1954	3	6741	Y	N	2684 BISHOP PL W
5	137080	3335	01/29/02	675000	1540	330	9	1940	5	5634	Y	N	3420 W BLAINE ST
5	503930	0105	10/18/02	475000	1600	600	9	1951	4	5823	N	N	1950 31ST AV W
5	137080	1220	08/08/01	450000	1640	210	9	1939	4	3825	Y	N	2515 43RD AV W
5	222503	9112	02/10/01	537675	1650	1400	9	1956	4	9910	Y	N	3712 W ARMOUR ST
5	137080	2795	11/07/02	421000	1650	410	9	1938	4	4916	N	N	2252 VIEWMONT WY W
5	202120	0675	05/24/01	570000	1660	0	9	1936	3	4230	N	N	2803 W GARFIELD ST
5	106800	0420	01/31/02	525000	1670	600	9	1947	3	7801	N	N	2623 39TH AV W
5	503730	0055	06/25/02	660000	1670	0	9	1926	4	5750	Y	N	1518 28TH AV W
5	137080	2310	05/06/02	730000	1680	0	9	1928	5	3785	Y	N	2504 MONTAVISTA PL W
5	137380	0265	11/19/01	625000	1700	0	9	1930	5	5991	Y	N	2832 42ND AV W
5	202120	0495	11/25/02	492000	1760	980	9	1955	4	5000	N	N	1614 31ST AV W
5	106800	0435	06/10/02	599950	1780	380	9	1940	3	7801	N	N	2641 39TH AV W
5	137380	0095	07/08/02	825000	1780	0	9	1937	3	6900	Y	N	2819 43RD AV W
5	503730	0125	01/08/02	450000	1820	240	9	1931	4	5750	Y	N	1547 THORNDYKE AV W
5	137080	0725	06/28/02	879000	1820	0	9	1922	5	5142	Y	N	2346 W VIEWMONT WY W
5	503530	0670	05/25/01	559000	1850	700	9	1956	3	7564	Y	N	3427 MAGNOLIA BL W
5	137080	3395	07/11/02	830000	1850	1850	9	1951	5	6600	Y	N	3494 W BLAINE ST
5	137380	0055	07/23/01	889000	1980	0	9	1935	4	11495	Y	N	2852 44TH AV W
5	137080	1930	04/05/02	650000	2000	240	9	1938	3	5350	Y	N	2511 CRESTMONT PL W
5	202120	0625	09/23/02	614000	2040	550	9	1931	4	4081	Y	N	1615 28TH AV W
5	137080	1425	07/10/02	710000	2140	280	9	1938	4	4203	Y	N	2533 CRANE DR W
5	137080	1835	06/22/01	566500	2170	350	9	1928	3	5000	Y	N	2467 WESTMONT WY W
5	327130	0865	05/29/02	752000	2180	1010	9	1941	4	8700	Y	N	3216 42ND AV W
5	202120	1010	10/07/02	759000	2220	90	9	1936	4	4400	Y	N	2901 W EATON ST
5	503980	0135	07/24/02	950000	2250	1540	9	1951	4	10094	Y	N	1575 MAGNOLIA BL W
5	137080	1650	05/10/02	925000	2260	0	9	1931	5	5000	Y	N	2416 ROSEMONT PL W

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5	137380	0075	01/30/02	720000	2290	0	9	1967	4	7267	Y	N	2834 44TH AV W
5	137080	0030	04/04/02	775000	2290	490	9	1937	4	5850	N	N	2017 36TH AV W
5	137380	0150	03/29/01	700000	2380	400	9	1936	3	6300	Y	N	2844 43RD AV W
5	202120	0511	11/13/02	742000	2380	350	9	1937	5	8960	N	N	1611 30TH AV W
5	323860	0040	09/18/01	895000	2410	900	9	1950	3	5501	Y	N	3721 W FULTON ST
5	137080	2060	07/21/01	1130000	2530	600	9	1946	5	5350	Y	N	2559 CRESTMONT PL W
5	106900	0170	03/28/01	975000	2640	920	9	1952	3	7920	Y	N	2648 42ND AV W
5	137080	0025	11/29/01	598121	2670	0	9	1991	3	5420	Y	N	2011 36TH AV W
5	137080	1600	10/25/02	710000	2780	420	9	1922	4	6562	Y	N	2557 W VIEWMONT WY W
5	503980	0115	04/18/02	550000	2840	1200	9	1963	3	8990	N	N	1541 MAGNOLIA BL W
5	106800	0525	12/04/01	600000	1420	800	10	1941	5	9754	Y	N	2551 38TH AV W
5	327180	0612	06/17/02	747800	1620	1100	10	1978	3	5520	Y	N	3012 MAGNOLIA BL W
5	106900	0035	05/02/02	500000	1800	740	10	1948	3	8609	N	N	2833 VIEWMONT WY W
5	187750	0025	04/11/02	630000	1810	1810	10	2003	3	8553	N	N	3920 W BARRETT ST
5	137080	0062	02/05/02	800000	1850	0	10	1971	4	6628	Y	N	2216 VIEWMONT WY W
5	137680	0096	07/19/02	485000	1940	420	10	1982	3	4551	Y	N	2610 38TH AV W
5	503530	0664	04/20/01	950000	1950	1380	10	1963	4	7985	Y	N	4347 W MCLAREN ST
5	327180	0495	06/29/01	540000	1980	210	10	1988	3	2760	Y	N	3030 MAGNOLIA BL W
5	137080	2345	09/12/01	820000	1980	800	10	1949	5	5094	Y	N	2530 MONTAVISTA PL W
5	327180	0725	07/19/02	575000	2000	1120	10	1963	4	6960	Y	N	3026 44TH AV W
5	106800	0235	05/22/02	950000	2020	310	10	1935	4	8051	Y	N	2585 CRESTMONT PL W
5	137080	1675	09/20/02	879000	2040	400	10	1929	4	6500	Y	N	2508 W VIEWMONT WY W
5	137080	1740	03/18/02	735000	2060	250	10	1938	3	4110	Y	N	2527 WESTMONT WY W
5	137380	0070	08/28/02	840000	2110	0	10	1935	5	7537	Y	N	2838 44TH AV W
5	106800	0335	09/19/01	750000	2180	300	10	1929	4	7801	N	N	2632 40TH AV W
5	137080	0295	04/01/01	646000	2190	300	10	1928	5	4799	Y	N	2210 W VIEWMONT WY W
5	137380	0020	06/19/02	1200000	2370	2300	10	1952	4	13611	Y	N	2800 MAGNOLIA BL W
5	137380	0135	06/24/02	1100000	2430	1570	10	1939	4	10925	Y	N	2855 43RD AV W
5	106800	0165	10/08/02	870000	2440	310	10	1941	5	7500	N	N	2636 VIEWMONT WY W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	137080	0585	09/06/02	778500	2480	0	10	1986	3	5350	Y	N	2317 ROSEMONT PL W
5	137080	1310	01/17/01	1000000	2540	240	10	1928	5	5350	Y	N	2453 43RD AV W
5	354790	0255	10/29/02	899000	2660	0	10	1965	5	5000	Y	N	2714 W HAYES ST
5	137080	0510	01/31/01	1130000	2680	500	10	1998	3	5259	Y	N	2312 EYRES PL W
5	106900	0175	08/02/01	1255000	2830	540	10	1936	3	7680	Y	N	2658 42ND AV W
5	202120	1070	04/29/02	955000	2900	200	10	1923	5	8620	Y	N	1503 28TH AV W
5	327180	1155	04/23/01	1280000	2940	360	10	1927	5	11600	N	N	3004 VIEWMONT WY W
5	137080	1710	09/24/02	1160000	3090	1000	10	1987	4	5279	Y	N	2503 WESTMONT WY W
5	137080	1046	08/09/01	1315000	3100	440	10	1948	3	9900	Y	N	2458 MAGNOLIA BL W
5	327180	0910	11/20/01	995000	3170	1380	10	1937	5	5800	Y	N	3017 42ND AV W
5	137080	0875	03/26/02	1310000	3330	480	10	1959	4	10340	Y	N	2300 MAGNOLIA BL W
5	137080	1540	03/01/01	1400000	4120	420	10	1919	5	14608	Y	N	2507 W VIEWMONT WY W
5	137380	0042	07/13/01	935000	1850	590	11	1986	3	7577	Y	N	2667 44TH AV W
5	136730	0027	07/26/01	955000	1900	720	11	1962	3	27300	Y	N	4517 W DRAVUS ST
5	323860	0030	12/01/01	925000	2340	1250	11	1991	3	5208	Y	N	3709 W FULTON ST
5	137080	1390	04/30/02	1195000	2500	1280	11	1928	5	5136	Y	N	4256 W GLENMONT LN
5	137080	3450	05/29/01	1080000	2540	1080	11	1991	3	5711	Y	N	3525 W HOWE ST
5	137080	1715	03/27/01	1300000	2720	850	11	1995	3	5200	Y	N	2507 WESTMONT WY W
5	136730	0060	07/26/02	1650000	2730	930	11	1955	3	34005	Y	N	2845 MAGNOLIA BL W
5	327180	0915	06/11/01	1495000	3110	1140	11	2001	3	5800	Y	N	3011 42ND AV W
5	137080	0980	08/22/02	1700000	3690	1420	11	1995	3	10670	Y	N	2392 MAGNOLIA BL W
5	137080	3235	12/28/01	2200000	3860	800	11	1939	5	10225	Y	N	1610 MAGNOLIA BL W
5	136730	0096	02/21/01	1410000	4810	0	12	2001	3	10020	Y	N	2629 46TH AV W
7	286460	0426	03/26/02	250000	570	0	5	1933	4	3075	N	N	3214 ARAPAHOE PL W
7	812770	0175	06/25/02	246000	600	0	5	1926	3	5880	N	N	2565 29TH AV W
7	682110	1335	01/08/02	244000	1300	0	5	1907	3	6000	N	N	3632 35TH AV W
7	682210	0740	12/01/02	220000	670	0	6	1926	4	6000	N	N	3008 35TH AV W
7	423540	1035	12/16/02	284000	720	360	6	1943	4	4800	N	N	4315 32ND AV W
7	058200	0837	11/22/02	245900	740	0	6	1953	3	5100	Y	N	3408 30TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	682110	0080	05/07/02	212000	770	0	6	1944	4	6000	N	N	4016 33RD AV W
7	682110	0170	10/30/02	328000	770	230	6	1944	4	6000	N	N	4011 33RD AV W
7	423540	0925	10/11/02	325000	780	0	6	1923	4	4800	N	N	4250 33RD AV W
7	423540	0775	05/16/01	259950	820	0	6	1999	3	4800	N	N	4220 34TH AV W
7	691770	0041	05/29/01	335000	830	800	6	1998	3	4800	N	N	4026 32ND AV W
7	058200	0655	08/22/02	305000	830	100	6	1945	4	6000	N	N	3517 31ST AV W
7	286460	0420	04/18/02	295000	840	0	6	1942	4	3733	N	N	3210 ARAPAHOE PL W
7	682210	0210	08/10/01	290000	860	0	6	1910	4	6000	N	N	3238 35TH AV W
7	682110	1126	08/12/02	242000	860	0	6	1944	3	4400	N	N	3309 W EMERSON ST
7	691770	0900	08/27/01	280000	890	0	6	1941	3	5760	N	N	3817 30TH AV W
7	691770	0785	12/18/02	260000	930	220	6	1942	5	4500	N	N	3848 30TH AV W
7	691770	0025	07/24/01	269000	1000	0	6	1918	4	4800	N	N	4048 32ND AV W
7	682110	0590	06/18/01	270000	1160	0	6	1910	4	6000	N	N	3830 36TH AV W
7	058200	0415	12/11/01	395000	1250	0	6	1908	4	4800	N	N	3607 28TH AV W
7	058200	0565	03/22/02	381500	1410	0	6	2000	3	6000	Y	N	3507 29TH AV W
7	682110	1345	10/18/02	416000	1420	260	6	1909	4	6000	N	N	3642 35TH AV W
7	058200	0675	03/29/01	321000	1430	170	6	1944	4	6000	N	N	3522 32ND AV W
7	682110	0595	05/29/01	337000	1540	0	6	1910	5	6000	N	N	3836 36TH AV W
7	682110	1070	06/05/02	273000	630	300	7	1943	4	6000	N	N	3608 33RD AV W
7	058200	0285	12/05/01	370000	660	320	7	1959	4	3840	N	N	3611 30TH AV W
7	682160	0395	06/12/02	410000	690	630	7	1926	3	6000	Y	N	3035 29TH AV W
7	682110	1366	02/12/01	214000	720	0	7	1943	3	4800	N	N	3509 W EMERSON ST
7	423540	1050	05/08/01	282000	720	400	7	1943	4	4800	N	N	4323 32ND AV W
7	286460	0326	01/22/02	245000	720	0	7	1942	4	4100	N	N	3208 40TH AV W
7	682210	0075	01/07/02	279950	780	350	7	1944	4	6000	N	N	3212 36TH AV W
7	682210	0095	09/06/02	350000	780	0	7	1944	5	6000	N	N	3232 36TH AV W
7	504230	0070	12/30/02	300000	780	380	7	1949	3	4260	N	N	3022 W RAYE ST
7	682210	0160	12/18/01	296000	790	240	7	1945	4	6000	N	N	3215 34TH AV W
7	682110	2125	03/06/02	309000	790	120	7	1944	4	4800	N	N	3232 32ND AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	691770	1081	04/08/02	260000	790	360	7	1950	4	4148	N	N	3121 W THURMAN ST
7	682110	1666	09/03/02	267000	800	0	7	1943	3	5200	N	N	3420 W BERTONA ST
7	682110	1035	05/22/01	259950	810	0	7	1911	2	6000	N	N	3621 32ND AV W
7	087100	1400	07/26/02	395000	810	230	7	1947	4	5102	N	N	3447 39TH AV W
7	682110	1615	06/13/01	206500	830	0	7	1953	4	6000	N	N	3445 34TH AV W
7	142503	9019	10/22/01	269950	830	0	7	1942	3	6400	N	N	3003 31ST AV W
7	423540	0995	01/05/01	304000	840	210	7	1944	5	6000	N	N	4209 32ND AV W
7	137080	4245	05/31/01	379000	840	220	7	1942	4	4589	N	N	3553 W RAYE ST
7	058200	0345	12/09/02	346000	840	0	7	1942	4	6000	N	N	3607 29TH AV W
7	058200	0245	08/14/01	330000	850	600	7	1944	4	6000	N	N	3620 32ND AV W
7	682210	0775	03/04/02	320000	850	120	7	1942	4	6000	N	N	3040 35TH AV W
7	087100	1185	10/14/02	311000	850	0	7	1939	4	6122	Y	N	3411 38TH AV W
7	682210	0680	09/06/01	268950	860	0	7	1945	4	6000	N	N	3043 34TH AV W
7	058200	0180	02/13/02	321000	860	0	7	1950	4	6000	N	N	3711 31ST AV W
7	152503	9030	04/15/02	440000	860	490	7	1940	5	6100	N	N	4009 W BERTONA ST
7	691770	1080	09/19/02	317000	860	430	7	1950	4	3172	N	N	3117 W THURMAN ST
7	137780	0055	03/02/01	308000	870	380	7	1943	4	7000	N	N	2852 36TH AV W
7	682110	1510	02/22/01	264950	890	300	7	1910	4	6000	N	N	3433 35TH AV W
7	423540	0875	10/24/01	285000	890	340	7	1949	3	4800	N	N	4257 33RD AV W
7	423540	0970	09/13/02	325000	890	600	7	1942	4	4800	N	N	4212 33RD AV W
7	682110	1825	11/05/02	360000	890	890	7	1943	3	5664	N	N	3434 34TH AV W
7	682110	0540	02/20/01	235000	910	0	7	1944	4	6000	N	N	3815 35TH AV W
7	137080	4045	05/14/01	293000	910	0	7	1942	4	6000	N	N	2542 35TH AV W
7	812770	0365	11/08/01	262000	910	180	7	1941	3	6125	N	N	2524 31ST AV W
7	894110	0180	01/22/02	320000	910	220	7	1947	4	5816	N	N	3612 39TH AV W
7	682110	0720	04/05/02	257500	910	0	7	1944	4	6000	N	N	3838 35TH AV W
7	682110	1165	11/26/02	294580	910	0	7	1944	4	6000	N	N	3617 33RD AV W
7	058200	0350	09/08/01	318000	920	400	7	1942	4	6000	N	N	3603 29TH AV W
7	137730	0195	02/15/02	310000	920	0	7	1941	4	6240	N	N	2622 35TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	812770	0775	08/17/01	340000	930	460	7	1939	3	4640	Y	N	2441 28TH AV W
7	682210	0615	07/10/02	297000	930	500	7	1946	3	6840	N	N	3002 34TH AV W
7	682110	1590	05/29/01	222000	940	0	7	1943	3	5760	N	N	3448 36TH AV W
7	137080	3815	03/25/02	313000	940	370	7	1942	3	5000	N	N	2437 35TH AV W
7	423540	0991	05/28/02	319000	940	420	7	1944	4	4800	N	N	4203 32ND AV W
7	058200	0195	10/07/02	438500	940	740	7	1941	4	6000	N	N	3720 32ND AV W
7	691770	0710	03/07/01	356000	950	500	7	1941	4	5000	N	N	3853 29TH AV W
7	682310	0135	06/28/01	349950	970	230	7	1941	4	7200	N	N	2630 34TH AV W
7	682110	1560	05/09/02	292000	970	0	7	1943	5	5760	N	N	3420 36TH AV W
7	137730	0215	11/20/01	277000	980	0	7	1941	4	6240	N	N	2638 35TH AV W
7	691770	0735	07/03/02	313350	990	930	7	1941	4	5000	N	N	3833 29TH AV W
7	682210	0655	03/22/01	263000	1000	0	7	1946	3	6840	N	N	3042 34TH AV W
7	701070	0590	06/12/01	275000	1000	220	7	1955	4	4280	N	N	4327 31ST AV W
7	682110	0975	04/19/02	285000	1000	350	7	1947	4	6000	N	N	3844 33RD AV W
7	137080	4174	06/12/02	385000	1000	0	7	1947	4	4956	N	N	2512 36TH AV W
7	682210	0345	04/06/01	320000	1010	330	7	1952	4	3000	N	N	3209 W BERTONA ST
7	812770	0130	08/09/01	323000	1020	200	7	1938	4	4640	N	N	2532 29TH AV W
7	682210	0135	08/22/02	302000	1020	0	7	1969	4	6000	N	N	3241 34TH AV W
7	691770	0980	10/02/02	339000	1030	350	7	1941	4	6000	N	N	3816 31ST AV W
7	503830	0035	12/12/01	325000	1040	740	7	1942	3	6300	N	N	2813 31ST AV W
7	691770	0770	10/21/02	357000	1040	600	7	1947	4	5000	N	N	3803 29TH AV W
7	682110	0535	09/10/02	295250	1050	400	7	1944	3	6000	N	N	3821 35TH AV W
7	087100	1686	06/26/01	257000	1080	0	7	1946	4	5000	N	N	4013 W EMERSON ST
7	137780	0100	07/21/01	298500	1080	0	7	1942	4	6912	N	N	2823 35TH AV W
7	087100	1325	12/17/02	398000	1090	100	7	1951	4	5102	N	N	3420 40TH AV W
7	137730	0050	08/13/01	300000	1100	250	7	1941	3	8580	N	N	2660 36TH AV W
7	142503	9028	03/30/02	370000	1100	340	7	1946	4	6656	N	N	3049 31ST AV W
7	682310	0250	06/19/02	349000	1110	690	7	1949	4	6000	N	N	2633 32ND AV W
7	137080	3790	06/21/02	321000	1110	360	7	1941	4	5000	N	N	2413 35TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	701070	0351	01/09/01	380000	1120	760	7	1951	5	4800	Y	N	3107 W MANSELL ST
7	137730	0105	12/14/01	244000	1130	0	7	1941	4	6240	N	N	2633 35TH AV W
7	222503	9067	10/14/02	299000	1130	0	7	1941	3	6400	N	N	2649 34TH AV W
7	682110	0330	10/24/02	294000	1130	200	7	1944	4	6000	N	N	4012 35TH AV W
7	503830	0085	07/10/02	411000	1140	380	7	1939	4	6350	N	N	2811 30TH AV W
7	142503	9036	01/10/02	355000	1150	700	7	1946	4	7020	N	N	3117 W DRAVUS ST
7	106800	0645	12/09/02	405000	1150	660	7	1940	5	8134	N	N	2549 36TH AV W
7	423540	1055	07/01/02	285000	1159	0	7	1948	3	4800	N	N	4329 32ND AV W
7	682110	2080	02/19/02	259000	1160	0	7	1942	3	6480	N	N	3208 32ND AV W
7	152503	9038	11/13/02	312500	1160	0	7	1964	4	3416	N	N	3316 39TH AV W
7	812770	0195	11/19/02	458000	1160	400	7	1938	3	8400	Y	N	2541 29TH AV W
7	682310	0122	02/20/01	227500	1170	0	7	1942	3	4824	N	N	3323 W ARMOUR ST
7	106800	0640	05/24/02	399000	1170	240	7	1940	4	7684	N	N	2545 36TH AV W
7	137780	0145	05/19/01	325000	1180	0	7	1942	5	6784	N	N	2845 35TH AV W
7	682110	0200	04/11/02	305500	1180	500	7	1908	5	6000	N	N	4018 34TH AV W
7	058200	0021	03/05/01	355000	1190	930	7	1957	3	4980	N	N	3705 28TH AV W
7	691770	1135	01/28/02	297000	1190	0	7	1952	4	4800	N	N	3812 32ND AV W
7	701070	0401	04/25/01	455000	1200	500	7	1958	4	3000	Y	N	3114 W ELMORE ST
7	682210	0825	03/14/02	299950	1270	700	7	1911	5	6000	N	N	3017 35TH AV W
7	691770	0960	07/30/01	334750	1290	660	7	1941	4	6000	N	N	3830 31ST AV W
7	682210	0375	10/14/02	405000	1300	1300	7	1952	4	6000	N	N	3223 32ND AV W
7	682310	0005	08/28/02	405000	1320	500	7	1958	4	6720	N	N	2848 34TH AV W
7	682110	1995	01/04/02	369000	1330	290	7	1942	4	5760	N	N	3239 31ST AV W
7	682110	0035	06/06/01	355000	1340	900	7	1944	4	6000	N	N	4027 32ND AV W
7	137080	4230	04/26/02	510000	1340	790	7	1940	5	6212	N	N	2542 36TH AV W
7	682210	0176	05/16/02	290000	1340	0	7	1942	4	4260	N	N	3414 W DRAVUS ST
7	682210	0415	10/26/01	340000	1350	310	7	1953	4	6000	N	N	3212 33RD AV W
7	222503	9074	01/28/02	235000	1360	0	7	1942	3	7168	N	N	2601 34TH AV W
7	682110	0700	09/13/01	370000	1370	900	7	1970	4	6000	N	N	3820 35TH AV W

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7	682110	1445	06/06/01	380000	1400	600	7	1908	4	6000	N	N	3622 36TH AV W
7	682110	0395	07/05/02	390000	1420	500	7	1952	4	12600	N	N	4041 35TH AV W
7	691770	0965	03/25/02	385000	1470	1000	7	1940	4	6480	N	N	3826 31ST AV W
7	286460	0025	10/24/02	389000	1480	250	7	1946	4	6150	N	N	3213 36TH AV W
7	812770	0391	04/09/01	400000	1500	180	7	1926	4	5500	N	N	2556 31ST AV W
7	682110	1355	07/06/01	425000	1510	500	7	1908	4	5040	N	N	3654 35TH AV W
7	682160	0235	12/20/02	351500	1520	0	7	1942	4	6000	N	N	3236 29TH AV W
7	812770	0880	02/01/02	328950	1540	200	7	1946	4	4600	N	N	2440 29TH AV W
7	682110	1620	06/22/01	379950	1650	0	7	1907	4	6000	N	N	3439 34TH AV W
7	058200	0865	07/19/01	449000	1660	0	7	1941	4	7200	N	N	3421 28TH AV W
7	682310	0146	03/08/02	475000	1680	0	7	1922	5	7200	N	N	2614 34TH AV W
7	286460	0135	06/26/01	290000	1710	450	7	1945	3	4545	N	N	3718 W DRAVUS ST
7	682110	1520	12/18/02	350000	1730	400	7	1910	5	6000	N	N	3419 35TH AV W
7	682210	0200	07/26/02	326000	1830	0	7	1931	4	6000	N	N	3228 35TH AV W
7	286460	0360	02/06/02	415000	2110	0	7	1994	4	4612	N	N	3223 40TH AV W
7	503530	0160	05/10/02	279000	750	0	8	1941	4	4053	N	N	3607 41ST AV W
7	503530	0380	02/16/01	400000	860	190	8	1942	4	5482	N	N	3429 42ND AV W
7	087100	0618	07/31/01	313000	890	0	8	1949	3	4458	N	N	3717 W RUFFNER ST
7	235180	0080	03/30/01	373650	990	740	8	1945	4	6149	Y	N	3303 37TH AV W
7	503530	0745	06/01/01	325000	990	500	8	1952	3	2804	Y	N	3639 43RD AV W
7	119300	0595	07/16/02	395000	1030	800	8	1927	5	6000	Y	N	2863 29TH AV W
7	087100	1835	07/19/02	409000	1040	1040	8	1953	4	5018	N	N	3606 ARAPAHOE PL W
7	682310	0241	04/16/01	299000	1050	0	8	1949	3	6000	N	N	2621 32ND AV W
7	682110	0760	05/14/02	293000	1050	0	8	1943	4	6000	N	N	3835 33RD AV W
7	058200	0070	08/01/01	335000	1080	0	8	1951	4	6000	N	N	3717 29TH AV W
7	682110	0220	08/27/01	275000	1080	230	8	1949	4	6000	N	N	4036 34TH AV W
7	503530	0505	06/19/01	336000	1100	520	8	1948	3	4261	N	N	3618 43RD AV W
7	682160	0375	02/15/02	395000	1100	470	8	1941	4	6000	Y	N	2905 W DRAVUS ST
7	087100	1911	06/25/01	339950	1110	230	8	1951	4	4592	N	N	3435 40TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	423540	0759	07/13/01	300000	1110	800	8	1946	4	7200	N	N	4232 34TH AV W
7	286460	0035	09/24/01	369000	1110	1110	8	1948	3	4612	N	N	3207 36TH AV W
7	504080	0015	02/08/02	416000	1130	240	8	1941	4	5922	N	N	3011 38TH AV W
7	137080	3860	07/18/01	345000	1150	280	8	1941	4	5211	Y	N	2428 36TH AV W
7	503530	0747	09/25/01	350000	1150	330	8	1952	3	4440	N	N	4311 W EMERSON ST
7	503530	0045	03/25/02	467900	1160	480	8	1940	5	7200	N	N	3606 41ST AV W
7	119300	0575	02/15/02	385000	1180	550	8	1928	4	6000	N	N	2917 28TH AV W
7	812770	0226	10/23/01	503800	1200	1010	8	1938	5	4940	Y	N	2501 29TH AV W
7	503830	0010	04/06/01	321250	1210	500	8	1953	3	6300	N	N	2812 32ND AV W
7	736960	0010	01/22/02	379500	1230	250	8	1941	5	6414	N	N	3410 VIEWMONT WY W
7	813570	0035	07/19/02	499000	1240	560	8	1949	4	6223	N	N	2823 30TH AV W
7	813570	0045	07/25/02	399000	1240	560	8	1949	3	6223	N	N	2831 30TH AV W
7	813670	0030	08/07/01	334000	1260	350	8	1950	3	6223	N	N	2820 31ST AV W
7	286460	0045	03/04/02	390000	1270	750	8	1948	4	4612	N	N	3201 36TH AV W
7	503530	0165	08/02/02	375000	1270	240	8	1940	4	4519	N	N	3610 VIEWMONT WY W
7	812770	0885	04/19/02	416950	1280	360	8	1953	3	4698	N	N	2815 W SMITH ST
7	503530	0600	01/09/02	489500	1320	430	8	1939	3	6160	N	N	3505 MAGNOLIA BL W
7	813570	0060	01/26/01	365000	1330	700	8	1952	3	6223	N	N	2845 30TH AV W
7	503530	0590	04/01/02	459500	1340	620	8	1938	3	5595	N	N	3605 MAGNOLIA BL W
7	504230	0210	08/22/01	505000	1350	120	8	1937	4	5650	Y	N	2622 29TH AV W
7	812770	0400	11/26/01	360000	1350	0	8	1928	5	5625	N	N	2564 31ST AV W
7	503530	0385	04/03/02	426000	1350	0	8	1939	4	6388	N	N	3425 42ND AV W
7	087100	1830	10/11/02	395000	1360	330	8	1953	4	4951	N	N	4018 W RUFFNER ST
7	812770	0050	10/17/01	430000	1380	0	8	1928	4	4640	Y	N	2529 28TH AV W
7	504130	0010	02/06/02	430000	1380	480	8	1950	4	5670	Y	N	3050 37TH AV W
7	137080	3883	08/28/01	350000	1430	0	8	1952	4	3238	N	N	2445 PIEDMONT PL W
7	701070	0634	03/20/01	370000	1450	340	8	1980	3	4000	Y	N	4338 32ND AV W
7	058200	0120	07/26/02	419000	1450	1160	8	1955	4	6000	N	N	3004 W TILDEN ST
7	137080	3900	03/16/01	410000	1460	500	8	1949	4	5536	Y	N	2454 36TH AV W

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	812770	0760	07/10/02	370000	1490	250	8	1930	4	3825	N	N	2448 30TH AV W
7	087100	0388	10/25/02	427415	1490	0	8	1948	4	7551	Y	N	3402 37TH AV W
7	504080	0050	07/30/01	449500	1550	0	8	1941	4	5922	N	N	3033 38TH AV W
7	682110	2200	03/08/01	345000	1580	740	8	1951	4	9240	N	N	3201 30TH AV W
7	504080	0028	05/16/01	533000	1580	410	8	1941	4	6826	N	N	3019 38TH AV W
7	666200	0055	12/13/01	313000	1590	0	8	1941	4	5240	N	N	3305 39TH AV W
7	682160	0495	12/03/02	465000	1600	0	8	1927	4	6000	Y	N	3048 30TH AV W
7	503830	0045	03/05/02	340000	1610	370	8	1945	3	6200	N	N	2642 32ND AV W
7	691770	0140	05/08/02	545000	1680	500	8	1999	3	4800	Y	N	4009 31ST AV W
7	235180	0135	08/02/01	465000	1780	310	8	1946	5	5142	N	N	3311 36TH AV W
7	682160	0210	11/27/01	448350	1800	0	8	1930	4	6000	N	N	3212 29TH AV W
7	503830	0160	03/23/01	482500	1850	870	8	1949	4	6350	Y	N	2816 29TH AV W
7	682160	0360	04/16/02	522000	2000	0	8	1928	4	6000	N	N	3044 29TH AV W
7	894110	0020	04/06/01	525000	2060	1370	8	1990	4	5816	Y	N	3620 37TH AV W
7	812770	0730	08/12/02	305000	2070	0	8	2003	3	8400	N	N	2414 30TH AV W
7	087100	1980	02/01/01	335000	2080	250	8	1954	4	4082	N	N	3414 ARAPAHOE PL W
7	087100	1105	11/18/02	534500	2100	1060	8	1933	4	7143	Y	N	3427 38TH AV W
7	503830	0015	06/25/02	415000	2340	250	8	1952	3	6300	N	N	2806 32ND AV W
7	058200	0550	11/15/02	340000	2560	360	8	2003	3	6000	Y	N	3523 29TH AV W
7	137780	0115	09/07/01	459000	2580	0	8	1942	5	6784	N	N	2829 35TH AV W
7	503530	0280	02/01/01	465000	1160	900	9	1941	4	5293	N	N	3601 VIEWMONT WY W
7	812770	0695	07/17/01	580000	1330	400	9	1939	4	6300	Y	N	2425 29TH AV W
7	812770	0685	03/05/01	660000	1460	270	9	1940	4	6300	Y	N	2437 29TH AV W
7	682160	0390	03/20/01	495000	1560	750	9	1926	3	6000	Y	N	3037 29TH AV W
7	058200	0751	05/14/01	380000	1620	760	9	1932	3	9720	Y	N	3421 30TH AV W
7	503530	0408	02/15/01	425000	1660	0	9	1951	4	5841	N	N	3410 43RD AV W
7	504230	0190	10/29/02	650000	1720	2000	9	1936	5	6550	Y	N	2635 29TH AV W
7	682160	0480	06/01/01	580000	1740	750	9	1940	4	6000	Y	N	3034 30TH AV W
7	701070	0396	05/01/02	475000	1780	0	9	2002	3	3000	N	N	3110 W ELMORE ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 11**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	812770	0715	11/30/01	635000	2150	470	9	2001	3	3315	Y	N	2908 W MCGRAW ST
7	087100	2005	05/09/02	250000	2240	0	9	2003	3	4796	N	N	3411 40TH AV W
7	812770	0705	06/22/01	899000	2150	400	10	1997	3	5002	Y	N	2415 29TH AV W
7	812770	0132	06/01/01	800000	2420	760	10	2001	3	4628	Y	N	2538 29TH AV W
7	812770	0325	12/18/02	590000	2560	0	10	1997	3	6467	N	N	2525 30TH AV W
7	142503	9004	05/31/02	540000	2600	0	10	1999	3	5407	N	N	3038 32ND AV W
7	286460	0390	02/10/01	625000	2810	0	10	1992	4	3075	Y	N	4000 W DRAVUS ST
7	152503	9043	02/22/01	950000	3040	640	11	1996	3	5228	Y	N	3049 38TH AV W

***Vacant Sales Used in this Annual Update Analysis***  
**Area 11**

There are an insufficient number of vacant sales to develop a valuation model.

